



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, FF

Introduction

A hearing was conducted by conference call in the presence of the applicant and in the absence of the respondents although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

The Residential Tenancy Act permits a party to serve another by mailing, by registered mail to where the other party resides. I determined the Application for Dispute Resolution/Notice of Hearing was served by mailing by registered mail to where the landlords reside on March 9, 2015. The Act provides that it is deemed received 5 days later. The Supreme Court of British Columbia has held that a party cannot avoid service by refusing to pick up their registered mail. I determined there was sufficient service despite the fact the landlords failed to claim their registered mail and it was returned to the tenant. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the tenant is entitled to the return of double the security deposit/pet deposit?
- b. Whether the tenant is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a written tenancy agreement that provided that the tenancy would start on June 28, 2014. The rent was \$1000 per month payable in advance on

the first day of each month. The tenant made two payments of \$500 each for a total of \$1000 which was used as a security deposit at the start of the tenancy.

The tenant(s) provided the landlord with his/her their forwarding address in writing by letter dated January 29, 2015 which was sent by registered mail on February 2, 2015.. The landlord responded by e-mail alleging the tenant owed more than the security deposit. .

Law

The Residential Tenancy Act provides that a landlord must return the security deposit plus interest to the tenants within 15 days of the later of the date the tenancy ends or the date the landlord receives the tenants forwarding address in writing unless the parties have agreed in writing that the landlord can retain the security deposit, the landlord already has a monetary order against the tenants or the landlord files an Application for Dispute Resolution within that 15 day period. It further provides that if the landlord fails to do this the tenant is entitled to an order for double the security deposit.

Analysis

The tenant paid a security deposit of \$1000 at the start of tenancy in June 2014. I determined the tenancy ended on November 30, 2014. I further determined the tenants provided the landlord with their forwarding address in writing on 5 days after mailing, by registered mail on February 2, 2015. The parties have not agreed in writing that the landlord can retain the security deposit. The landlord does not have a monetary order against the tenants and the landlord failed to file an Application for Dispute Resolution within the 15 days from the later of the end of tenancy or the date the landlord receives the tenants' forwarding address in writing. As a result I determined the tenants have established a claim against the landlord for double the security deposit or the sum of \$2000 ($\$1000 \times 2 = \2000).

Monetary Order and Cost of Filing fee

I ordered the landlord(s) to pay to the tenant the sum of \$2000 plus the sum of \$50 in respect of the filing fee for a total of \$2050.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial Court and enforced as an Order of that Court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Residential Tenancy Act.

Dated: July 09, 2015

Residential Tenancy Branch

